**Rental Property Pet Application**

**Details of Pet Owner**

**Name:**

**Property Address:**

**Details of Pet**

**Name:**

**Species:**

**Breed:**

**Age:**

**Sex:**

**Microchip number:**

**Is your pet neutered?**

**Is your pet good with people/other animals?**

**If applicable: Has your pet been trained?**

**How long have you owned the pet?**

**Is your pet up to date with flea treatments, worming treatments, Vaccinations?**

**Where does the pet stay while you are at university/out?**

**Where does the pet stay at night?**

**Do other tenants in the property know and are they happy about it?**

**Does your Guarantor know about your intention to have a pet?**

**Are you happy for us to contact your Guarantor and your other housemates and confirm with them that they are aware and happy with allowing the applied pet?**

**Details of Emergency Contact**

**Name:**

**Address:**

**Telephone:**

**Previous landlord’s details (if available) for reference**

**Name:**

**Email address:**

**Telephone:**

**THE PERMISSION TO KEEP A PET WILL BE WITHDRAWN IMMEDIATELY IF CONDITIONS BELOW ARE NOT FOLLOWED.**

1. The following pet policy outlines the conditions under which tenants may keep pets in the above-named property.
2. Tenants are required to provide a reference for their pets from their former landlord if they have rented with their pets previously.
3. Tenants must fill in a separate information form for their pets, including contact details of a nominated person who will care for their pets in case of an emergency.
4. Tenants are responsible for their pets in accordance with the Animal Welfare Act. If the landlord believes that a pet kept in the property has been neglected or abandoned, they will report it to an appropriate animal welfare organisation.
5. Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care.
6. Dogs should not be left alone in the property for more than 4 hours at a time. Tenants must ensure that their dogs will not cause damage to the property if they are left unsupervised.
7. All pets kept at the property must be vaccinated and regularly treated for fleas and worms (if appropriate).
8. Tenants are responsible for keeping their pets off furniture provided, ensuring all areas of the property clean and free from parasites, such as fleas.
9. Tenants must ensure their pets do not cause a nuisance to neighbours. This includes excessive noise. Dogs must be kept under control and on a lead in any public places, communal areas and walkways.
10. Tenants must ensure that their pets do not go into bedrooms without permission of the occupant.
11. Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed IMMEDIATELY from the garden or outside areas and disposed of safely and hygienically. Puppy pads should not be put down on the carpets.
12. Any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept at the property.
13. Any dog listed under the Dangerous Dogs Act 1991 may not be kept at the property with the exception of dogs registered on the Index of Exempted Dogs.
14. Tenants may not breed animals or offer for sale any animal in the property.
15. Tenants who wish to obtain an additional pet after moving into the property must first apply for permission in writing to the landlord or letting agent. If permission has not been granted, you can be at risk of being evicted.

**As we have agreed to a pet, regular inspections of the property will be carried out to ensure that conditions above are followed – with a minimum of 24 hours’ notice.**

**Agreeing to the above:**

**Signature:**

**Date:**

**If you’re looking for advice regarding renting with pets, please see link below:**

[**https://www.letswithpets.org.uk/advice-for-pet-owners/advice-for-pet-owners**](https://www.letswithpets.org.uk/advice-for-pet-owners/advice-for-pet-owners)